



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1764

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A "FUEL FACILITY" IN CONJUNCTION WITH A COMMERCIAL TRUCK LEASING OPERATION ON PROPERTY LOCATED AT 1885 VALLEY VIEW LANE AND WITHIN THE PLANNED DEVELOPMENT NO. 22 ZONING DISTRICT; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a "Fuel Facility" in conjunction with a commercial truck leasing operation in the Planned Development No. 22 (PD-22) zoning district.

SECTION 2. That the "Fuel Facility" in conjunction with a

commercial truck leasing operation shall be located at 1885 Valley View Lane as more specifically described in Exhibit "A".

SECTION 3. That the above described use shall be constructed and operated in the manner setforth on the approved site plan attached as Exhibit "B", with the provision that the eight foot high solid screening fence, indicated on the site plan, be constructed of either wood or masonry material.

SECTION 4. That prior to the issuance of any building permits on the above described property, said property shall be platted and thirty-two (32) feet of street right-of-way along the west property line, as shown on the approved site plan, shall be dedicated to the City.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a "Fuel Facility" in conjunction with a commercial truck leasing operation.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

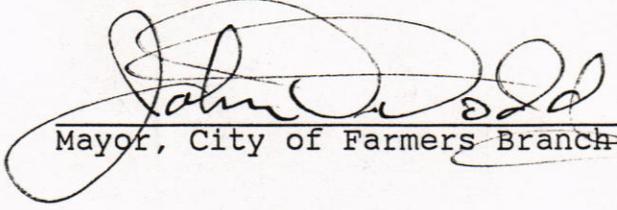
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 9. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 18th day of April, 1988.

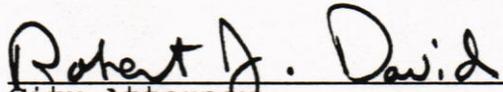
APPROVED:



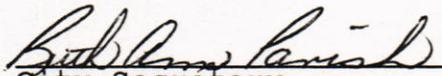
Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary

SEMPCO, INC.

SURVEYING — MAPPING — PLANNING — CONSULTANTS



Fred A. Barnett, R.S.
 David A. Watson, R.S.
 Don M. Wood, R.S.
 David A. White, R.S.
 James W. Bartlett, R.S.

Louis M. Hawkins, R.S. - Consultant
 Robert Bartlett, R.S., 1922-1970

May 19, 1983

FIELD NOTES

All that certain lot, tract or parcel of land located in the Francis Miller Survey, Abstract 926, Farmers Branch, Dallas County, Texas, being a portion of that certain 29.9193 acre tract conveyed to Valley View Business Center, a limited partnership, by deed recorded in Volume 80248, Page 1631, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the North line of Valley View Lane, a dedicated 100 foot wide street, for the common Southwest corner of El Chico Addition to the city of Farmers Branch, Texas and recorded in Volume 77180, Page 3067, Plat Records, Dallas County, Texas, and the Southeast corner of aforesaid 29.9193 acres and this tract, said rod being further described as being on a curve to the left, having a radius of 5697-58/100 feet;

THENCE departing said El Chico Addition, and with a line common to said 29.9193 acres and Valley View Lane, Southwesterly with the arc of said curve a distance of 225-98/100 feet to a 5/8 inch iron rod set for corner, from which the radius point bears North 16 degrees 10 minutes 19 seconds West 5697-58/100 feet;

THENCE departing said common line and street, North 01 degree 26 minutes 30 seconds East 638-86/100 feet to a 5/8 inch iron rod set in a line common to said 29.9193 acres and aforesaid El Chico Addition, for corner;

THENCE with said common line and generally with a fence, North 87 degrees 25 minutes 06 seconds East 214-50/100 feet to an "x" cut in concrete for corner;

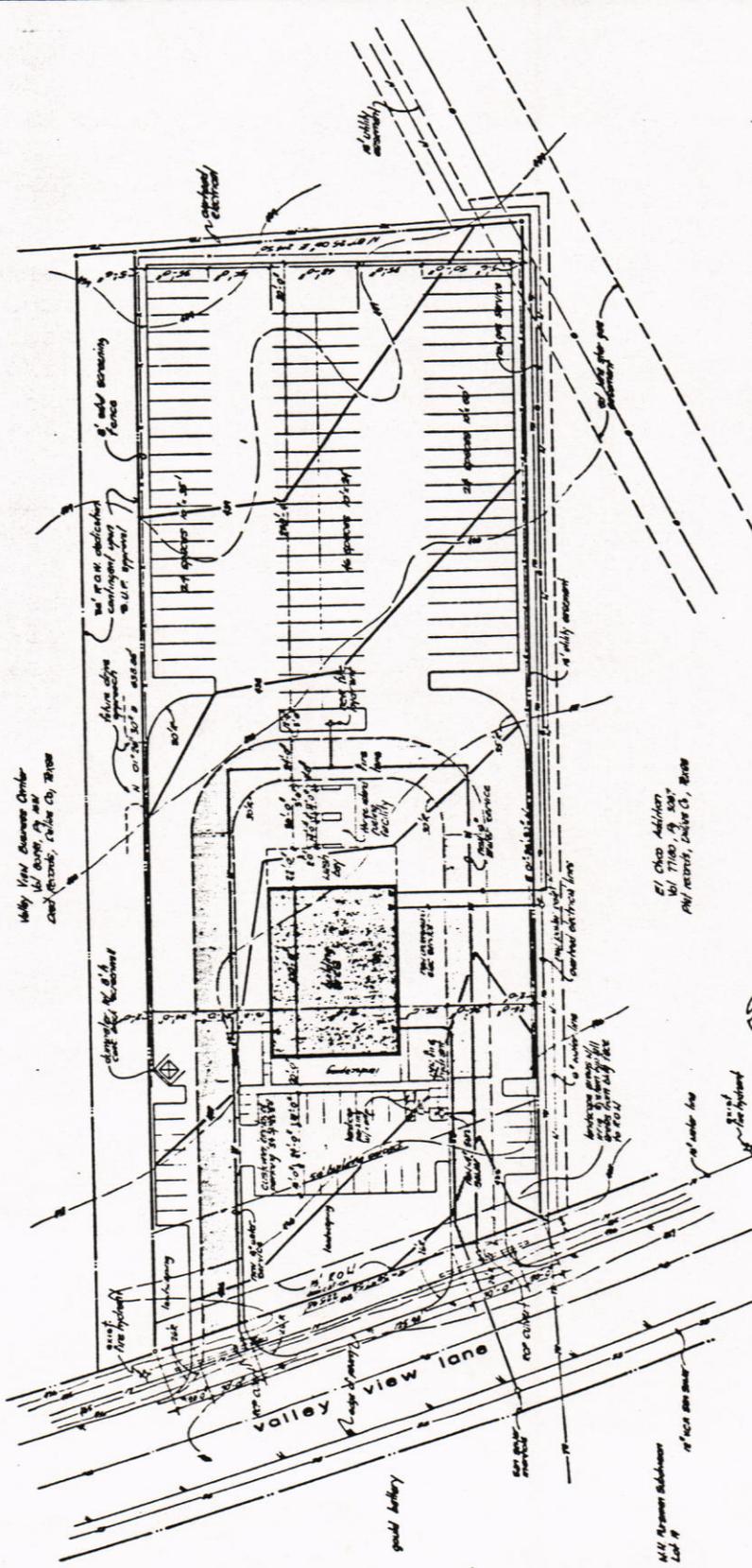
THENCE with another line common to said 29.9193 acres and El Chico Addition and generally with a fence, South 01 degree 26 minutes 30 seconds West 581-28/100 feet to the place of beginning and containing some 3-00/100 acres of land or 130,707 square feet.



Prepared from a survey
 made on the ground on
 May 16 and 19, 1983.

David A. White
 David A. White, R.P.S. No. 1824

Exhibit "A" page 2 of 2

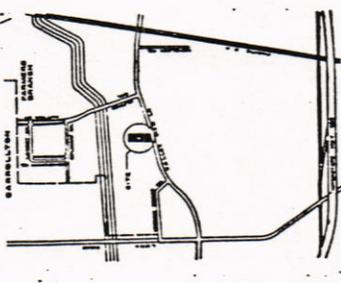


statistical summary

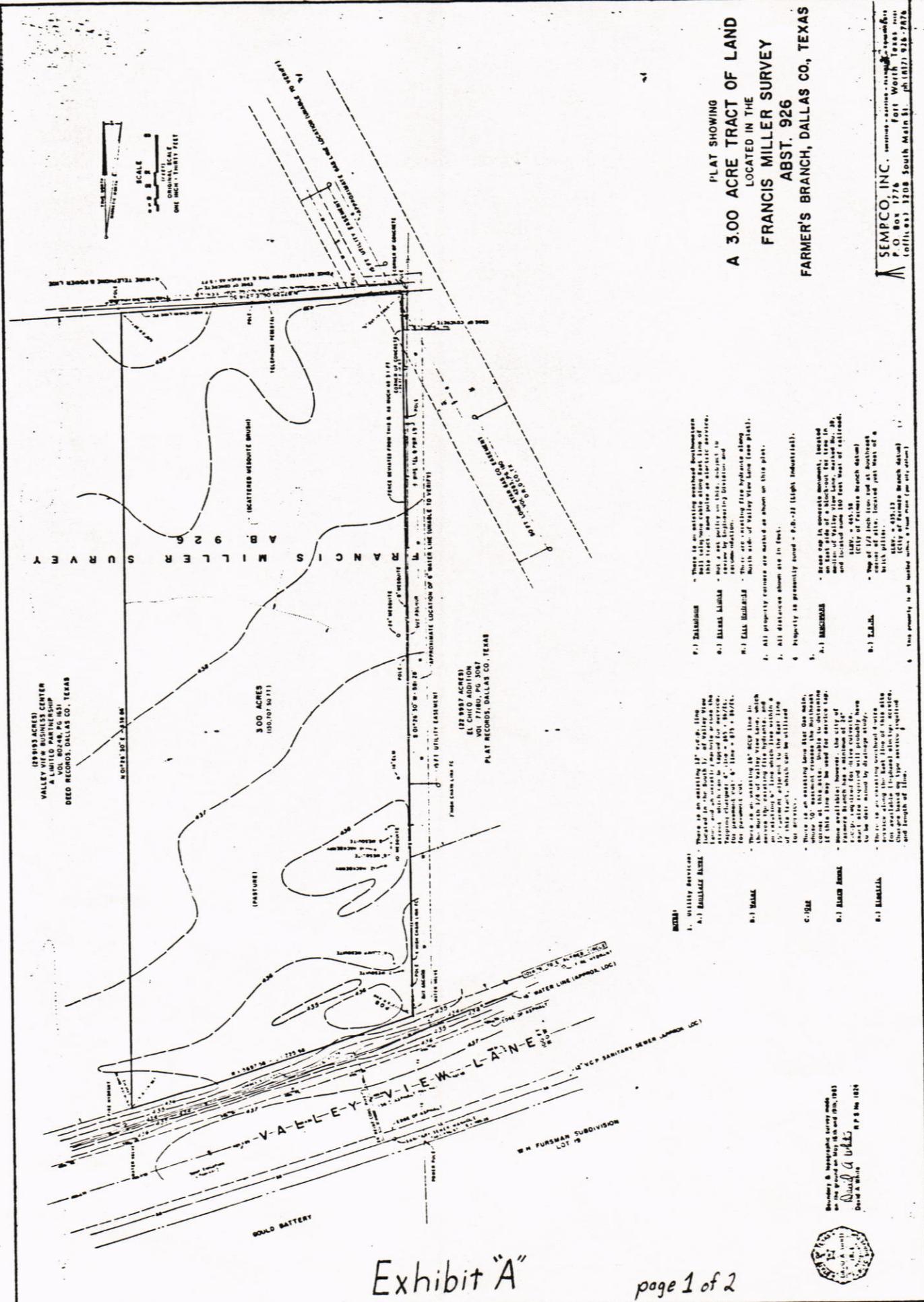
- zoning - planned development zone P12 PCC
- building use - commercial (truck leasing facility)
- site area - 2.0 acres (80,707 square feet)
- building area - ground level - 7,100 square feet
 mezzanine - 1,600 square feet
 total - 8,700 square feet
- coverage - 7,100 square feet or 8% of the site
- floor area ratio - allowed - 1.0
 actual - 0.81
- landscaping - 25% of site area, or 5,035 square feet
- parking - required - 1 per 100 sq ft (office) - 25 spaces
 - provided - 1 per 100 sq ft (office) - 25 spaces
 - provided - 25 car parking spaces
 - 51 truck parking spaces

site plan

- Legend
- property lines
 - building area
 - fire lanes
 - concrete paving or tiles
 - asphalt paving
 - existing contours
 - new contours



vicinity map



**PLAT SHOWING
A 3.00 ACRE TRACT OF LAND
LOCATED IN THE
FRANCIS MILLER SURVEY
ABST. 926
FARMER'S BRANCH, DALLAS CO., TEXAS**

SEMPCO, INC. - Surveyor & Engineer
P.O. Box 276
Dallas, Texas
(214) 817-1200 South Main St. Ph. (817) 918-7878

(29.915 ACRES)
VALLEY VIEW BUSINESS CENTER
A LIMITED PARTNERSHIP
DEED RECORDS, DALLAS CO., TEXAS

3.00 ACRES
(100.107 SQ FT)

(22.957 ACRES)
EL CHICO ADDITION
DEED RECORDS, DALLAS CO., TEXAS

- NOTES:**
1. **UTILITY SERVICES:**
 - a.1 **BULLHEAD RIVER:** There is an existing 18" x 6 ft. line located in the south corner of the tract which can be tapped for service. If this line may be used for service tap, the City of Farmers Branch has the authority to be determined by a separate study.
 - b.1 **WATER:** There is an existing 18" MCP line in the north corner of the tract which can be tapped for service. If this line may be used for service tap, the City of Farmers Branch has the authority to be determined by a separate study.
 - c.1 **SEWER:** There is an existing 18" MCP line in the north corner of the tract which can be tapped for service. If this line may be used for service tap, the City of Farmers Branch has the authority to be determined by a separate study.
 - d.1 **WATER SERVICE:** There is an existing 18" MCP line in the north corner of the tract which can be tapped for service. If this line may be used for service tap, the City of Farmers Branch has the authority to be determined by a separate study.
 - e.1 **WATER SERVICE:** There is an existing 18" MCP line in the north corner of the tract which can be tapped for service. If this line may be used for service tap, the City of Farmers Branch has the authority to be determined by a separate study.
 2. All property corners are marked as shown on this plat.
 3. All distances shown are in feet.
 4. Property is presently zoned - P.D.-2 (High Industrial).
 5.
 - a.1 **ENCROACHMENT:** There are in concrete monuments located on the east side of a blockhead for line in the north corner of the tract. The monuments are located on the east side of the blockhead. The monuments are located on the east side of the blockhead. The monuments are located on the east side of the blockhead.
 - b.1 **ENCROACHMENT:** There are in concrete monuments located on the east side of a blockhead for line in the north corner of the tract. The monuments are located on the east side of the blockhead. The monuments are located on the east side of the blockhead.
 6. This property is not marked with a true pin (see site plan).

Boundary & topographic survey made on the ground on May 14th and 15th, 1983
David A. White
DALLAS TEXAS
R.P.S. No. 1878

